

PO 23886
 Rec 342027
 1/6/14

MP



PAS Property Acquisition Services, LLC

December 8, 2015
Invoice # 5141

Bill to:
 Fort Bend County Engineering
 Jillian Hernandez
 301 Jackson
 Richmond TX 77469

Remit to: PAS Property Acquisition Services, LLC.
 19855 Southwest Freeway, Suite 200
 Sugar Land, TX 77479
 (281) 343-7171

Project Name: Fort Bend County
 P.O. #23886

Project:	Estimate	Prev. Billed	Current	Amount Remaining
Old Richmond	\$ 6,000.00	4,632.50	\$ 1,127.50	\$ 240.00
Trammel Fresno	\$ 7,500.00	17,298.75	\$ 2,011.25	\$ (11,810.00)
Spur 10	\$ 24,000.00	26,890.00	\$ 4,317.50	\$ (7,207.50)
Four Corners	\$ 36,755.00	8,072.50	\$ 13,242.50	\$ 15,440.00
Courthouse	\$ 2,625.00	1,680.00	\$ -	\$ 945.00
FM 359	\$ 134,205.00	55,270.00	\$ 8,312.50	\$ 70,622.50
Williams Way	\$ 7,550.00	-	\$ -	\$ 7,550.00
Addt. Srvs.	\$ 31,100.00	-	\$ -	\$ 31,100.00

\$ 29,011.25

Work Requested: Performed Right-of-Way Services for Fort Bend County

Acquisition	Rate (\$)	Hours	Amount (\$)
Mark Davis	75.00	64.00	4,800.00
Mark Heidaker	75.00	13.00	975.00
Kelly Landry	75.00	83.75	6,281.25
Tim Compton	75.00	22.00	1,650.00
Steve Bonjonia	75.00	13.50	1,012.50
Lisa Cisneros	75.00	22.50	1,687.50
Courtney Hippler	75.00	11.00	825.00
Chris Provence	75.00	-	0.00
Courtney Hippler	40.00	12.00	480.00
Totals		241.75	\$ 17,711.25

Expense	Amount (\$)
Sandy Rials	800.00
Fox	3,500.00
Integra	3,800.00
Total Expenses	\$ 11,300.00

Total \$ 29,011.25

OK JSS
12/14/15

Terms: Total due upon receipt

PROPERTY ACQUISITION SERVICES, LLC

To: Fort Bend County Engineering
From: Mark Davis
Date: 09/30/15
RE: Fort Bend County Project Status Report

MEMORANDUM

Status

To keep Fort Bend County Engineering fully updated as to the progress of Fort Bend County ROW Projects, Property Acquisition Services, LLC (PAS) offers the following status report.

Projects

Spur 10 – TxDOT 90/10:

- * Working with last remaining owners and move tenants. TXDOT approved us to close with old lien.
- * Attend monthly meeting with TXDOT for updates
- * Working on Reimbursement and Relocation with TXDOT.

Trammel Fresno

- * Acquiring the remaining 2 parcel.
- * Working with Title Company to get schedule C cleaned up for closing on 2 parcels.

Old Richmond

- * Working with County Attorney on Eminent Domain. Copying folders and updating title

FM359

- * Working with appraiser and TXDOT.
- * Reviewing appraisals talking to landowners
- * Update database
- * Negotiating Parcels and beginning ED

PAS Property Acquisition Services, LLC.
Job Detail

Location: Spur 10

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	56.50	4,237.50
Utility Coordinator	75.00	-	0.00
Right-of-Way Assistant	40.00	2.00	80.00
Totals		58.50	\$ 4,317.50

Expense	Amount (\$)
	0.00
	0.00

Total Expenses **\$**

Total **\$ 4,317.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: FM 359

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	97.50	7,312.50
Right-of-Way Assistant	40.00	5.00	200.00
Totals		102.50	\$ 7,512.50

Expense	Amount (\$)
Sandy Rials 1@800.00	800.00
Integra 7@ 3,800.00	0.00
Total Expenses	\$ 800.00

Total **\$ 8,312.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Four Corners Park

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	35.50	2,662.50
Right-of-Way Assistant	40.00	2.00	80.00
Totals		37.50	\$ 2,742.50

Expense	Amount (\$)
Fox - 3 @ 3,500.00	10,500.00
Total Expenses	\$ 10,500.00

Total **\$ 13,242.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Old Richmond

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	14.50	1,087.50
Right-of-Way Assistant	40.00	1.00	40.00
Totals		15.50	\$ 1,127.50

Expense	Amount (\$)
See Expense Summary Sheet	0.00
Total Expenses	\$ -

Total **\$ 1,127.50**

PAS Property Acquisition Services, LLC.
Job Detail

Location: Trammel Fresno

Work Requested: Acquire Right-of-Way for Road Realignment

Acquisition	Rate (\$)	Hours	Amount (\$)
Right-of-Way Agent	75.00	25.75	1,931.25
Right-of-Way Assistant	40.00	2.00	80.00
Totals		27.75	\$ 2,011.25

Expense	Amount (\$)
See Expense Summary Sheet	0.00
Total Expenses	\$ -

Total **\$ 2,011.25**

fox APPRAISAL
COMPANY
REAL ESTATE APPRAISERS - CONSULTANTS

17385 VILLAGE GREEN DRIVE | SUITE B | HOUSTON, TEXAS 77040
PHONE: (713) 983-7889 | FAX: (713) 983-7403

DATE: SEPTEMBER 4, 2015

INVOICE NO. 15-150

FORT BEND COUNTY
% MR. MARK DAVIS
PROPERTY ACQUISITION SERVICES
19855 SOUTHWEST FREEWAY, SUITE 200
SUGAR LAND, TEXAS 77479

REFERENCE: AN APPRAISAL REPORT OF A 0.1398 OF AN ACRE TRACT, UNDER THE OWNERSHIP OF ZAMAN HAIDER AND LOCATED AT 15740 OLD RICHMOND ROAD, SUGAR LAND, FORT BEND COUNTY, TEXAS. 77498.

FEE: \$3,500

TAX I.D. # 90-0935565

JF/ MAM

THANK YOU

FOX APPRAISAL COMPANY, LLC

fox APPRAISAL
COMPANY

REAL ESTATE APPRAISERS - CONSULTANTS

17385 VILLAGE GREEN DRIVE | SUITE B | HOUSTON, TEXAS 77040
PHONE: (713) 983-7889 | FAX: (713) 983-7403

DATE: SEPTEMBER 2, 2015

INVOICE NO. 15-147

FORT BEND COUNTY

% MR. MARK DAVIS

PROPERTY ACQUISITION SERVICES

19855 SOUTHWEST FREEWAY, SUITE 200

SUGAR LAND, TEXAS 77479

REFERENCE: AN APPRAISAL REPORT OF A 0.78 OF AN ACRE TRACT, UNDER THE OWNERSHIP OF ZAMAN HAIDER AND LOCATED AT 15734 OLD RICHMOND ROAD, SUGAR LAND, FORT BEND COUNTY, TEXAS. 77498.

FEE: \$3,500

Tax I.D. # 90-0935565

JF/MAM

THANK YOU

FOX APPRAISAL COMPANY, LLC

fox APPRAISAL
COMPANY

REAL ESTATE APPRAISERS - CONSULTANTS

17385 VILLAGE GREEN DRIVE | SUITE B | HOUSTON, TEXAS 77040
PHONE: (713) 983-7889 | FAX: (713) 983-7403

DATE: AUGUST 27, 2015

INVOICE NO. 15-146

FORT BEND COUNTY
% MR. MARK DAVIS
PROPERTY ACQUISITION SERVICES
19855 SOUTHWEST FREEWAY, SUITE 200
SUGAR LAND, TEXAS 77479

REFERENCE: AN APPRAISAL REPORT OF A 0.8242 OF AN ACRE TRACT, UNDER THE OWNERSHIP OF OMANA KOSHY AND KOSHY KOSHY, AND LOCATED ALONG THE WEST LINE OF OLD RICHMOND ROAD AND ALONG THE EAST LINE OF W. BELLFORT ROAD; WITH A PHYSICAL ADDRESS OF 15710 OLD RICHMOND ROAD, SUGAR LAND, FORT BEND COUNTY, TEXAS.

FEE: \$3,500

TAX I.D. # 90-0935565

JF/MAM

THANK YOU

FOX APPRAISAL COMPANY, LLC

Sandy Rials
Appraisal, Review & Consulting
401 Polasek Road
La Grange, Texas 78945
979-249-2081

Invoice for Appraisal Services:

Date Submitted: September 7, 2015

To: Property Acquisition Services, LLC
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479

Attention: Mr. Mark Heidaker

Reference: Parcel No. Parcel 13 & 14
Project FM 359
ROW CSJ No. 0543-02-056
County: Fort Bend
Invoice No. 15177

Services Rendered:

Date	Service Rendered	Hours/Fee	Balance
09/07 /2015	Appraisal Review	\$800.00	\$800.00

Balance Due:	\$800.00
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I hereby certify that the above services have been performed in accordance with agreement and I have not received payment therefore.

Thank you for the opportunity to be of service.

Sandy L. Rials
Tx-11325392-G
EIN # 20-3177060